170.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	564,100 / 564,100
					USE VALUE:	564,100 / 564,100
					ASSESSED:	564,100 / 564,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PANCHERI LOUIS A & ELISA M/TRS
Owner 2:	PANCHERI REALTY TRUST
Owner 3:	
Street 1:	109 LEISURE GREEN DR #160
Street 2:	
Twn/City:	MASHPEE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02649 Type:

PREVIOUS OWNER

Owner 1:	HAYDEN JEFFERY N -
Owner 2:	-
Street 1:	35 SURRY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .064 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1129 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2801.000	211,300		352,800	564,100
Total Card	0.064	211,300		352,800	564,100
Total Parcel	0.064	211,300		352,800	564,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.65 /Parcel: 499.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112639

GIS Ref

GIS Ref

Insp Date 09/04/18

!13134!

PREVIOUS ASSESSMENT

Parcel ID 170.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	211,300	0	2,801.	352,800	564,100		Year end	12/23/2021
2021	101	FV	242,500	0	2,801.	352,800	595,300		Year End Roll	12/10/2020
2020	101	FV	242,600	0	2,801.	352,800	595,400	595,400	Year End Roll	12/18/2019
2019	101	FV	211,700	0	2,801.	352,800	564,500	564,500	Year End Roll	1/3/2019
2018	101	FV	215,200	0	2,801.	312,500	527,700	527,700	Year End Roll	12/20/2017
2017	101	FV	215,200	0	2,801.	262,100	477,300	477,300	Year End Roll	1/3/2017
2016	101	FV	215,200	0	2,801.	262,100	477,300	477,300	Year End	1/4/2016
2015	101	FV	203,700	0	2,801.	226,800	430,500	430,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:15:01

LAST REV

Date	Time
09/22/21	08:40:05
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13134

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAYDEN JEFFERY	74034-346		1/24/2020	Family	485,000	No	No	8	
NEISH HILDA M,	63996-433		7/30/2014		460,000	No	No		
	9631-145		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2020	SQ Returned	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
9/4/2018	Inspected	BS	Barbara S
7/25/2018	MEAS&NOTICE	CC	Chris C
5/14/2015	SQ Returned	MM	Mary M
3/11/2009	Inspected	189	PATRIOT
12/31/2008	Measured	372	PATRIOT
1/27/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	112639
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2801		Sq. Ft.	Site		0	70.	1.80	8									352,820						352,800	

Total AC/HA:	0.06430	Total SF/SM:	2801	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	352,820	Spl Credit		Total:	352,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97320992
Adj $ / SQ:	177.368
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	306229
Depreciation:	94931
Depreciated Total:	211298

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

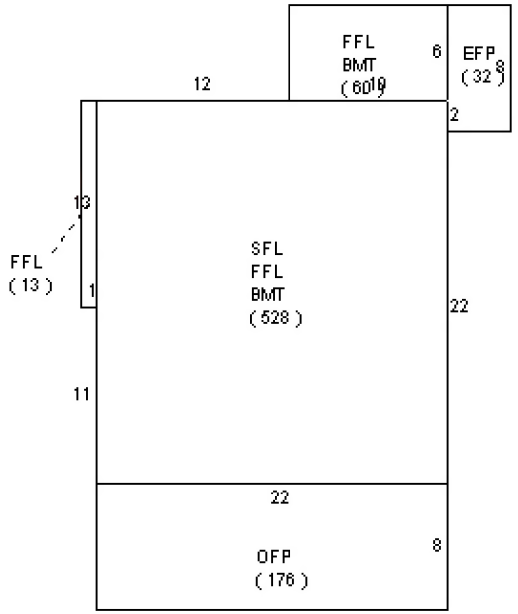
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.37
Special Features:	0	Val/Su Net:	109.77
Final Total:	211300	Val/Su SzAd	187.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	601	177.370	106,598
BMT	Basement	588	53.210	31,288
SFL	Second Floor	528	177.370	93,650
OFP	Open Porch	176	25.180	4,432
EFP	Enclos Porch	32	70.660	2,261

Net Sketched Area:	1,925			Total:	238,229
Size Ad	1129	Gross Area	1925	FinArea	1129

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---